

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	19/00772/RESMAJ	5 th July 2019	Approval of reserved matters application following outline application
	Extension of time	8 th August 2019	16/01685/OUTMAJ for 28 dwellings. Matters to be considered: Appearance, Landscaping, Layout and Scale.
	Burghfield Parish Council		Land Adjacent To Primrose Croft Reading Road Burghfield Common Crest Nicholson South

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/00772/RESMAJ>

Recommendation Summary: **The Head of Development and Planning be authorise to grant approval of reserved matters subject to conditions.**

Ward Members: Councillor G. Bridgman
Councillor R. Longton
Councillor G. Mayes

Reason for Committee Determination: More than 10 letters of objection.

Committee Site Visit: 31.07.2019

Contact Officer Details

Name: Ms Lydia Mather
Job Title: Senior Planning Officer
Tel No: (01635) 519111
E-mail Address: Lydia.mather@westberks.gov.uk

1. Relevant Site History

16/01685/OUTMAJ, 2018, approval of outline planning application for 28 dwellings. Matter to be considered: access. Matters reserved: appearance, landscaping, layout and scale.

18/03027/COND1, 2019, approval of application for approval of details reserved by condition 7: access details, 8: visibility splays, of permission 16/01685/OUTMAJ.

19/00744/COND2, 2019, approval of application for approval of details reserved by condition 14: tree protection, 15: tree protection construction precaution, 16: arboricultural method statement, 17: arboricultural supervision, of permission 16/01685/OUTMAJ.

19/01870/COND3, 2019, pending consideration, application for approval of details reserved by conditions 18: habitat management, 20: reptile mitigation strategy, and 24: biodiversity enhancements of permission 16/01685/OUTMAJ.

19/01871/COND4, 2019, pending consideration, application for approval of details reserved by conditions 9: drainage, and 11: parking and turning, of permission 16/01685/OUTMAJ.

10/02978/SCREEN, 2010, environmental statement not required, screening opinion for erection of 28 dwellings with associated works.

A number of refused applications prior to 1994 ranging from 1 to 18 dwellings, some of which were appealed and dismissed.

2. Publicity of Application

Press Notice Expired: 16th May 2019.

Site Notice Expired: 4th June 2019.

3. Consultations and Representations

Burghfield Parish Council:

Objection. Matters raised include: that the public footpath on Reading Road would be on the opposite side from the development and no form of crossing to allow pedestrians to cross safely; density of 30 dwellings per hectare not sympathetic to character of the area; environment and parking in front of houses not in accordance with Burghfield Parish Design Statement; no clear buffer between dwellings and ancient woodland affecting its ecological integrity; poor layout encouraging on street parking; lack of provision for alternative modes of transport such as cycle ways; affordable housing not evenly distributed in the development; housing and bin stores layout in close proximity to the Hollies nursing home; distance of site from facilities in Burghfield Common and no transport statement or travel plan; no second access for emergency vehicles.

Highways:	Initial comments: swept path plans for refuse vehicles required; amended plans requested for block paving of driveways not to extend into service margin of footway and block paved footways not acceptable for those which will be adopted; one cycle stand per bedroom within the flats required; other details submitted acceptable. Comments following receipt of amended plans/additional information: No objection subject to condition on electric vehicle charging points; swept path for refuse vehicle acceptable; parking layout acceptable; internal roads and footpaths and hard surfacing acceptable; street lighting acceptable; cycle storage acceptable subject to plan of that for flats showing 6 cycles.
Environmental Health:	No objection subject to conditions identified on hours of work, scheme of works to minimise dust and land contamination, and informative on construction noise.
Local Lead Flood Authority:	Slopes of the drainage pond should be shallower, request amended plans to include steps. Additional information requested on dry ditch and off site watercourse the drainage is proposed to join to.
Tree Officer:	No objection subject to condition to secure submitted landscaping scheme.
Waste Management:	No objection subject to condition for refuse storage details to be provided.
Ecology:	No objection. Comment that outline permission conditions applied on lighting strategy, reptile mitigation and biodiversity enhancements which will need to take account of bats and the drainage pond/swale and include bat boxes for plots 23-28, 9-15 and 17.
Joint Emergency Planning:	No objection to submitted or amended scheme.
Office for Nuclear Regulation:	No objection to submitted or amended scheme.
Housing Development Officer:	Change requested to the tenure of the affordable housing units. Comments on the affordable housing not being pepper potted through the site. Comment on amended plans that the affordable 2 and 3 bedroom units still vary from identified need.
Thames Water:	No objection subject to condition on drainage strategy.

Local Policing:	Request boundary treatment plans of 1.8 metres close boarded fencing; request secluded areas around plots 9 to 14 be secured with 1.8 metre close board fencing; request additional active window be included to overlook recessed parking spaces; request to secure alleyway to plot 19; request alterations to layout of groundfloor flats to provide additional surveillance; request details of access controls and secure post boxes for flats; request secure bin and cycle storage for flats; request low level dusk to dawn lighting above each communal entrance door. No comments received on amended plans.
No comments received from:	Fire Authority, Berkshire SPOKES, Berkshire Buckinghamshire and Oxfordshire Wildlife Trust, Public Rights of Way, Ramblers' Association, West Berkshire Countryside.
Correspondence:	<p>19 letters of objection to original submission and objections maintained regarding the amendments. Matters raised include:</p> <ul style="list-style-type: none"> • Layout does not provide adequate space for visitor parking or safe places for on street parking; • Inadequate distance to the Hollies and inadequate landscape buffer leading to loss of privacy and outlook and increase in noise for residents of the Hollies; • Failure to safeguard woodland, lack of 15m buffer to ancient woodland, housing should front the woodlands and lack of measures for its upkeep and ecological enhancements; • Proximity of drainage pond and pumping station to woodland and veteran trees; • Reliance on out of date and inadequate ecological survey reports, current site conditions are such that greater number and variety of protected species will be affected; • Existing issues with main sewer in proximity to site that would limit the foul drainage of the site; • Lack of consideration of traffic impacts on Reading Road; • Layout and design out of keeping with semi-rural edge of village; • Lack of public amenity space on site; • Impact on amenity of Primrose Croft from access and traffic into site and restricted outlook; • Loss of mature soft landscaping by access to site and screening for Primrose Croft; • Impact on boundary wall to the Hollies from planting and lack of access for maintenance; • Non-native species proposed in landscaping plans which would impact the woodland; • Lack of fencing to drainage pond; • Development contrary to planning policies and previous appeal decisions.

4. Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The statutory development plan comprises:
The West Berkshire Core Strategy 2006-2026
Housing Site Allocations Development Plan Document 2006-2026
The West Berkshire District Local Plan Saved Policies 2007
The South East Plan 2009 Policy in so far as Policy NRM6 applies
The Replacement Minerals Local Plan for Berkshire 2001
The Waste Local Plan for Berkshire 1998
- 4.3 The following Core Strategy policies carry full weight and are relevant to this application:
National Planning Policy Framework Policy
Area Delivery Plan Policy 1: Spatial Strategy
Area Delivery Plan Policy 6: East Kennet Valley
CS 1: Delivering New Homes and Retaining the Housing Stock
CS 4: Housing Type and Mix
CS 6: Provision of Affordable Housing
CS 8: Nuclear Installations – AWE Aldermaston and Burghfield
CS 13: Transport
CS 14: Design Principles
CS 15: Sustainable Construction
CS 16: Flooding
CS 17: Biodiversity and Geodiversity
CS 18: Green Infrastructure
CS 19: Historic Environment and Landscape Character
- 4.4 The Housing Site Allocations Development Plan Document policies carry full weight and are relevant to this application:
GS.1: General Site Policy
HSA.16: Land to the rear of The Hollies, Burghfield Common
C1: Location of New Housing in the Countryside
P1: Parking Standards for Residential Development
- 4.5 The saved policies of the West Berkshire District Plan carry due weight according to their degree of conformity with the National Planning Policy Framework. The following saved policies are relevant to this application:
TRANS.1: Meeting the Transport Needs of New Development
OVS.5: Environmental Nuisance and Pollution Control
OVS.6: Noise Pollution
OVS.7 and 8: Hazardous Substances
- 4.6 Other material considerations include government guidance, in particular:
The National Planning Policy Framework 2018
The Planning Practice Guidance Suite
Manual for Streets
Conservation of Habitats and Species Regulations 2017

- 4.7 In addition the following locally and regionally adopted policy documents are material considerations relevant to this application:
Supplementary Planning Document: Quality Design 2006
Supplementary Planning Document: Sustainable Drainage 2017
Burghfield Parish Design Statement 2011

5. Procedural Matters

- 5.1 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations new dwellings are liable for CIL.

6. Description of Development

- 6.1 The application is for the reserved matters of appearance, landscaping, layout and scale for permission 16/01685/OUTMAJ. The outline permission granted approval for 28 dwellings and the access to the site, including a pedestrian island for crossing Reading Road.
- 6.2 The 16/01685/OUTMAJ included an approved parameter plan showing the access from Reading Road, access into the phase 2 land; extent of developable area; landscape buffer to the Hollies; a 1m buffer off Pondhouse Copse woodland; and an indicative alignment of the internal road and service margins. The permission also had an accompanying legal agreement and highways agreement which covered: the provision of 8 social rented dwellings and 3 shared ownership dwellings; off-site highways contribution for 2 additional crossings points on Reading Road and widening of the pedestrian footway on the opposite side of the application site; and provision of public open space.
- 6.3 The proposed layout would have plots 1 and 2 fronting Reading Road and plot 17 would be set further back but also orientated towards Reading Road. Plots 14 to 16 are orientated at 90 degrees to the main internal road with gardens to the south. The remaining plots front onto the main internal road with gardens to the rear facing east or south towards the Hollies or north towards Pondhouse Copse. The drainage pond and pumping station would be towards the north west corner of the plot. The parking for each property would either be to the front or side of the dwellings, or a combination thereof.
- 6.4 With regard to appearance and scale 14 of the dwellings would be detached, 8 would be semi-detached pairs, and 6 would be a block of flats. The materials would be a combination of brown or grey roof tile, yellow, or dark red or red multi facing bricks with 5 dwellings with tile hanging. All dwellings would be two storey with single storey garaging and sheds. With the exception of the block of flats which would have one part of the roof as a hipped roof, the remainder of the development would have gable ends, with 10 of the dwellings having a front facing gable end protrusion. The overall height would be 9 metres from proposed ground level.
- 6.5 The landscape buffer to the Hollies was increased to 3 metres, and the 1 metre buffer to Pondhouse Copse in the approved parameter plan has been maintained. Planting is proposed within the buffer to the Hollies, and planting around the site including new trees and large specimen trees, front garden shrubs and formal

hedges, understorey planting and site boundary hedging, as well as ornamental shrubs, grasses and bulbs within the public open space areas.

- 6.6 The hard landscaping is primarily the main internal road and footpaths, driveways and private footpaths to dwellings. The materials for these include tarmac, concrete block paving, permeable block paving, concrete setts, retaining walls and steps for those dwellings whose rear garden is at a lower ground level, and reinforced grass for vehicle access to the pumping station. In terms of boundary treatments a 1.2 metre timber post and rail fence would be at the front of the site towards Reading Road at the termination of the internal road and to the boundary of the site towards the public right of way. 1.8 metre timber close boarded fences are proposed around the private gardens of the dwellings. There would be 1.8 metre walls towards the front of the site by plots 1, 16 and 17.

7. Consideration of the Proposal

PRINCIPLE OF DEVELOPMENT

- 7.1 The site is part of a wider parcel of land which was allocated for housing development under the Housing Site Allocations DPD by policy HSA16 and has been incorporated into the settlement boundary of Burghfield Common. Outline permission has been granted for this part of the site for 28 dwellings and the main access into the site. The principle of development has therefore been established and there have been no changes to the local development plan policies since the outline permission was granted. The Council's Emergency Planning and the Office for Nuclear Regulation have confirmed no objection with regard to the land use planning consultation zone. This application is for the reserved matters of layout, scale, appearance and landscaping. Access was approved in detail under the previous application.

LANDSCAPING

- 7.2 Policy CS18 of the Core Strategy expects new development to provide open spaces of an appropriate size and links to existing green infrastructure. It states specific standards in new developments are to be identified in the Site Allocations DPD.
- 7.3 Policy HSA16 of the Housing Site Allocations DPD for this site requires the following landscape measures:
- reflect the semi-rural edge of Burghfield Common through appropriate landscaping;
 - provide an appropriate landscape buffer adjacent to The Hollies to minimise impact on the residents.
- 7.4 The Council's Tree Officer, Public Rights of Way and Countryside (Grounds Maintenance) were consulted on the application. No comments were received from Public Rights of Way or Countryside. The open space is a requirement of the legal agreement associated with the outline permission and requires that a landscape plan be approved. The legal agreement also sets out the maintenance requirements until it is transferred to the Council or a management company.
- 7.5 It remains the case, as indicatively shown with the outline permission, that the drainage and open space are proposed as a combined feature on site. The issue of

the indicative position of the open space and drainage shown at outline stage was that it would have been behind properties and lacking natural surveillance. This has been addressed by bringing it into the site more with properties facing and to one side of it, so there would now be more natural surveillance. The area of open space was not considered sufficient to warrant refusal at outline stage due to the relatively small scale of development proposed. As the scale of development is relatively unchanged from that indicated at outline stage, it remains the case that the area of open space is on balance sufficient.

- 7.6 With regard to links to existing green infrastructure the improvements requested by Public Rights of Way at outline stage as noted in the Committee report at that time would fall under the Community Infrastructure Levy, and could be bid for to secure the improvements to the bridleway to the north west of the site for walkers and cyclists to use as a safe route to schools. Public Rights of Way have not commented on the reserved matters as to whether a gap in the proposed 1.8m perimeter fence should be provided to enable access from the site onto the bridleway.
- 7.7 In terms of the buffer to The Hollies the initial plans maintained the buffer of the approved parameter plan of the outline permission. Amended plans increased this to 3m, and altered the proposed planting within it to provide additional screening.
- 7.8 The Council's tree officer has commented on the reserved matters and advised that a good mix of new trees and shrub planting around the site has been proposed, and that the boundary hedge and tree planting to the boundary with The Hollies would provide screening. Furthermore, the internal road, open space and areas fronting the road planting are considered acceptable. The tree officer advised a condition for the landscaping to be provided in accordance with the submitted scheme.
- 7.9 The hard landscaping of boundary treatments and footways are outlined in paragraph 6.6, above. The boundary to Reading Road and the boundaries in areas not enclosing dwellings would be relatively open with a post and rail fence. Within the site there is limited boundary treatments to the front of the plots, but close boarded fencing around rear gardens and to side accesses to plots. Block paving would generally be used for footpaths to dwellings and parking areas.
- 7.10 The proposed landscaping scheme would provide open space with natural surveillance, an enlarged buffer to The Hollies beyond that approved at outline in the parameter plan, and provide varied landscape planting with much of the front of the site would being relatively open with minimal hard landscaping to the front of dwellings. There is the potential for increased links with the bridleway to the north west, and a condition has been identified to secure the landscaping. With this condition the proposed landscaping is considered to accord with the development plan.

APPEARANCE

- 7.11 Policy GS.1 of the Housing Site Allocations DPD requires all housing sites to respond positively to the local context, ensuring a high quality of design that responds effectively to the character of the surrounding area. Policy CS14 of the Core Strategy requires high quality design that respects and enhances the character and appearance of the area, with regard to the immediate area and wider

locality. Policy CS19 also requires regard to be given to ensuring new development is appropriate in design in the context of the existing settlement.

- 7.12 Paragraph 6.4 above outlines the types of dwellings and the materials proposed. The development immediately either side of the site is a single dwelling in a relatively large plot and the larger building of the care home of The Hollies which is across most of the width of the plot. In the surrounding area dwellings in closer proximity to the site are generally detached, whilst there are instances of short rows of terraces and semi-detached dwellings in the wider locality. The majority of dwellings in the area are of red brick with tile roof, with some painted white, and generally gable end roofs.
- 7.13 The proposed landscaping responds to the locality; the surrounding area having trees, hedging, fencing and walls to front boundaries with limited hard boundary treatments to the front of dwellings where they are set within estates off the main road.
- 7.14 In this context the proposed dwellings are considered to be of a design that responds to the local context and has had regard to the immediate and surrounding area in the context of the existing settlement. The exact specification of materials has not been provided, but can be secured by condition. As such the appearance is considered in accordance with the development plan.

SCALE

- 7.15 Policy HSA16 of the Housing Site Allocations DPD requires the provision of a mix of dwelling types and sizes on the allocated site. Policy ADPP1 states that the scale and density of development will be related to the site character and surroundings, and ADPP6 that development respond positively to local context. Policy CS4 of the Core Strategy expects new development to contribute to an appropriate mix of dwelling types and sizes.
- 7.16 With regard to density under policy CS4 this was considered at outline stage and it was established that the site was capable of accommodating 28 dwellings for which outline permission was granted.
- 7.17 The market housing would primarily be 4 bedroom houses (13), with 4x 5 bedroom houses. All of the smaller units would be affordable – 6x 1 bedroom flats, 2x 2 bedroom houses and 3x 3 bedroom houses. It was noted in the Committee report at outline stage that the surrounding area indicated that larger size dwellings would be in keeping with local character, and at that stage the indicative housing mix was for a greater proportion of larger dwelling sizes.
- 7.18 The applicant maintains that the proposed larger market housing is in response to market need, although the 2016 Berkshire Strategic Housing Market Assessment indicated a more pronounced need for 2 and 3 bedroom dwellings. These would be provided as affordable units on site.
- 7.19 The Council's Housing Development Officer was consulted on the proposal. The proposed housing mix was amended from the original submission in response to the Housing Development Officer comments that the current need for a scheme of 28 dwellings would be 5x 1 bedroom affordable units, 4x 2 bedroom affordable

units, and 2x 3 bedroom affordable units. In terms of market housing 13x 4 bedroom units and 4x 5 bedroom units.

- 7.20 The proposed mix of market dwellings is therefore in accordance with the Housing Development Officer's comments. The affordable units would over provide 1 bedroom units by 1, under provide 2 bedroom units by 2, and over provide 3 bedroom units by 1.
- 7.21 In terms of the scale of the dwellings proposed (excluding garages) and their height and massing the proposed dwellings would be up to 9m in height, with a footprint of 90 to 118 m², with the flats and the semi-detached pair of houses 190 and 180 m². Primrose Croft is approximately 150m², and opposite the site No. 1 Hillside is approximately 90m² (and the original plans for this plot show it was a 4 bedroom dwelling), and No. 10 Hillside approximately 140m². The Hollies is approximately 1,000m².
- 7.22 The proposed plots are smaller than those in the immediate surrounding area, but are comparable to those slightly further south west.
- 7.23 The proposed mix of development would meet the requirement for the proportion of market and affordable dwellings to be provided on site. The affordable housing units whilst not fully in accordance with local housing need, is a better mix than initially proposed, and the market dwellings are in line with identified need by the Housing Development Officer.
- 7.24 The scale of development in terms of massing and size would be in keeping with other properties in the area, with slightly smaller plots but not uncharacteristic of the area. With regard to the affordable housing units these are to be secured by the legal agreement associated with the outline permission. Overall the proposed scale of development is considered to comply with local development plan policies.

LAYOUT

- 7.25 Policies GS1 and HSA16 of the Housing Site Allocations DPD outline a number of criteria to be applied to the allocated housing site. The officer report on the outline permission reviewed these considerations. Whilst the illustrative drainage strategy raised concerns from the lead local flood authority it is the case that an integrated water supply and drainage strategy was considered capable of being accommodated, no objections were raised by Thames Water, and conditions were applied to secure a drainage strategy.
- 7.26 The accessibility of the site and measures to mitigate the impact of the development on the local road network were considered by Highways and found acceptable under the outline permission. These measures include widening of the existing footpath on the opposite side of Reading Road and crossings. The outline permission considered the biodiversity impacts of the development with conditions applied including for a habitat management plan, bat and reptile mitigation. The outline permission also included a landscape visual impact assessment and the parameters plan for the developable area of the site was informed by this.
- 7.27 With regard to this reserved matters application the proposed layout complies with the parameter plan with regard to the developable area. With regard to drainage

policy CS16 of the Core Strategy requires all development sites to manage surface water in a sustainable manner via sustainable drainage methods with attenuation to greenfield run-off rates and volumes, and where possible other benefits such as water quality, biodiversity and amenity.

- 7.28 Thames Water and the lead local flood authority have been consulted on the application. Thames Water raise no objection and request a condition also recommended at outline stage that the foul and surface water drainage statement be adhered to.
- 7.29 There were issues obtaining a consultation response from the lead local flood authority. They required more information on the dry ditch and the watercourse downstream that it leads to be shown on the plans. Due to the steepness of the sides of the proposed drainage pond it was requested that a set of steps be incorporated into it to provide an improved means of access for maintenance and a safe route out.
- 7.30 The conditions applied to the outline permission would still need to be complied with such as run-off and capacity calculations, permeable paving and maintenance including that of the pond. The proposed off-site discharge would also require an Ordinary Watercourse Consent from the Council as land drainage authority, which is separate from planning. Subject to the further details of the dry and wet watercourse off site and the steps to be provided in the drainage pond as part of a discharge of condition application under the outline permission the lead local flood authority advice is that the proposed layout still enables a sustainable drainage system to be incorporated into the development. As such the layout would comply with policy CS16 on flooding.
- 7.31 Policy P1 of the Housing Site Allocations DPD outlines the parking requirements for residential development, this site being within zone 3. The requirements in this zone for the development proposed are 1.5 spaces per 1 bedroom flat, 2 spaces per 2 bedroom house, 2.5 spaces per 3 bedroom house, and 3 spaces per 4 bedroom house. Garages are not included as a parking space. In total for this development 72 car parking spaces are required. The amended plans show 78 parking spaces, excluding garages.
- 7.32 Policy P1 also requires electric vehicle charging points which can be communal for flats and shared parking areas and individual points incorporated into houses. It also requires cycle storage in accordance with the Council's standards. The electric vehicle charging points can be secured by condition. The amended plans include sheds to accommodate cycle storage, as well as a refuse strategy for the location of refuse storage. Both the cycle and refuse storage were secured by condition on the outline permission. The proposed layout accords with the development plan with regard to parking provision and location of bin and cycle storage.
- 7.33 With regard to the layout of the internal road and footpaths Highways requested amended plans to demonstrate an 11m refuse vehicle could access the development, which was provided and accepted by Highways. Some of the details of the materials for the footways were requested to be amended by Highways which was also submitted and accepted. Furthermore, confirmation was received via Highways that the Council's electrical team advised the submitted street lighting was in accordance with the Council's current lighting specification. The internal road

and footway layout is therefore considered to accord with policies TRANS.1 and CS13.

- 7.34 Policy CS17 requires biodiversity assets to be conserved and enhanced and outlines the approach to development in proximity to locally designated sites, habitats, species, wild flora and fauna. Policy CS18 requires green infrastructure, such as trees covered by tree protection orders and public rights of way to be protected and enhanced. The Council's Tree Officer, Public Rights of Way and Ecology contact were consulted on the application.
- 7.35 As outlined in paragraph 7.25 the outline permission considered the ecological impacts and applied conditions which will need to be complied with, as well as informing the developable area of the parameter plan. It is the case that at outline stage a preference was expressed for dwellings to face towards the woodland and/or for the internal road to be alongside the woodland to better protect the woodland and ecology. However, the committee report for the outline permission also notes that the depth of the site to the rear of The Hollies was unlikely to be sufficient to enable that layout. The outline application did not require layout to be submitted at that stage, nor did it apply restrictions beyond the 1m buffer to the woodland to the developable area, and nor did it consider 28 dwellings to be beyond the capacity of the site.
- 7.36 The Council's Tree Officer has raised no objections to the proposed layout in terms of impact on the trees of the woodland which are to be retained, or impact on the amenity of future occupants of dwellings towards the woodland due to the trees. Nor do they raise any objection to the proposed drainage pond with regard to tree impacts. It is understood the Council is in the process of placing the woodland under a group tree protection area.
- 7.37 In order to protect the buffer between the rear garden boundary fence of the dwellings along this boundary and the edge of the site to the woodland a condition removing permitted development rights for means of enclosure to ensure access is not created to the woodland is recommended.
- 7.38 The Council's ecology contact advised that the conditions applied at outline stage for bat and reptile mitigation and habitat management will need to be complied with, and identified the plots where bat boxes will need to be installed. It was agreed that boundary treatments were required to the rear gardens of dwellings to ensure the buffer is provided to separate the dwellings from the woodland and conserve it as a local wildlife site. With regard to the ancient woodland it was advised that this does not cover the whole of the woodland area. The ancient woodland part is at least 15 metres away, the proposed development therefore complying with the standing advice of Natural England's of a 15m buffer as a means of conserving ancient woodland. It was also advised that the submitted lighting strategy is not sufficient for all parts of the lighting condition applied to the outline permission, which would still need to be discharged.
- 7.39 Public Rights of Way did not comment on the application. Thames Valley police commented on the lack of boundary information submitted, additional lighting requirements, and areas of the site that lack natural surveillance and might lead to anti-social behaviour. No comments were received from them with regard to the amended plans. The subsequently proposed boundary treatments and most of the

amendments to the parking strategy would now provide adequate security of private property.

- 7.40 However, a balance needs to be struck with the ecological impacts within the site. It would not be appropriate to block the area to the rear of plot 13 which serves as a buffer to the woodland and may prevent wildlife access to and across the site. Although some maintenance of this area would be required, it is likely to be unkempt and relatively inaccessible to people. Similarly whilst security lighting to access doors would be required, parts of the site used by foraging bats would need to be kept dark. Whilst 1.8m close boarded fencing is required to provide security to private property, amendments were required to the boundary treatments for 1.2m post and rail fencing where it isn't enclosing private space – at the end of the internal road to the west, and at the north east of the site towards the public right of way. This is partly to protect trees, partly to make the wider site more permeable visually with its surroundings, and primarily to increase permeability of the site to wildlife. Overall the layout complies with the development plan with regard to biodiversity and green infrastructure.
- 7.41 Policy CS14 of the Core Strategy requires development to make a positive contribution to quality of life. Policy HSA16 of the Housing Site Allocations DPD for this site required an appropriate landscape buffer adjacent to The Hollies to minimise any impact on residents, and the outline parameter plan excluded an area in this location from the developable area of the site. The Quality Design SPD on residential development outlines factors to be considered with regard to privacy, overlooking, daylight and outlook, and private amenity space.
- 7.42 Amended plans were submitted which increased the landscape buffer to The Hollies, and reduced the depth of some front gardens to increase the separation distance of dwellings from the building. The amendments also included some reconfiguration of the proposed plots with regard to garden sizes. Furthermore, some of the rear garden terraces were adjusted to reduce the potential of overlooking into adjacent properties.
- 7.43 With regard to separation distances the design guidance states that 21m 'back to back' is an established minimum distance for privacy, and a greater distance may be required where living rooms or dining rooms are located above the ground floor. The Hollies has gable end protrusions on its rear and side elevation towards the site. Proposed plots 19 and 22 would be at least 21.5m from these protrusions on The Hollies, and plots 18, 20 and 21 would be at least 23.5m from the rest of the rear wall of The Hollies. Plots 3 and 4 to the side of The Hollies would be at least 21.5m from the main part of the side wall of The Hollies, but less than 20m to the protruding part of The Hollies opposite plot 4. This would affect one window at The Hollies. It is understood from objections received that there are living rooms at first floor level within The Hollies. A separation distance of more than 21m would be provided for all but one first floor window at The Hollies, including a landscaping buffer of 3m.
- 7.44 Of the objections received reference was made to the appeal decision in 2011 for residential development on this site with regard to impact on The Hollies. The appeal decision did not accept the Council's position at that time that exceeding 21m separation distance was insufficient in providing for The Hollies amenity. It

would therefore not be a position the Council could subsequently maintain with regard to layout.

- 7.45 The location of the proposed dwellings is such that the majority will be to the north of The Hollies and Primrose Croft and would not therefore cause loss of light into these buildings from overshadowing from the dwellings. The landscaping within the buffer to The Hollies may cause some loss of light and/or overshadowing to the side elevation in the early mornings and to the rear in the late afternoon and evening. It should be noted that the building of The Hollies itself creates shade to the rear terrace for much of the day except in the afternoon when the sun is in the west. The side access to the east of The Hollies would be overshadowed in the afternoon and evening. There is a balance to be had between adequate landscape buffer required by the outline permission and overshadowing. Where the privacy of residents was considered paramount the proposed landscaping would achieve this. If the preference of The Hollies is for less landscaping within the buffer a condition could be applied for a separate landscaping scheme to be submitted for this area only.
- 7.46 The dwelling of Primrose Croft would be separated from the building of plot 17 by 17.5 metres. Plot 17 would be side on and set back from Primrose Croft with a single first floor window serving an en-suite bathroom. Permitted development rights can be removed for this dwelling to prevent additional first floor windows or roof lights which might cause overlooking. Plots 14 to 16 would be at least 35 metres from the dwelling of Primrose Croft.
- 7.47 The barge boarding of 0.45m height along part of the boundary with Primrose Croft and plot 17 would result in that boundary fence/wall being up to 2.25m in height. This is 25cm more than the maximum allowed under permitted development rights and would be at least 13.5 metres from the dwelling of Primrose Croft. Where it is located along roughly two thirds of one boundary and predominantly to the rear of the property, and where Primrose Croft is a relatively large plot, the impact on their quality of life in planning terms is not considered harmful. Overall the development is considered to comply with the Quality Design SPD with regard to separation distances, light and outlook.
- 7.48 Under the Quality Design SPD private garden areas should be 70m² for 1 and 2 bedroom properties and 100m² for 3 or more bedroom properties. Flats should have 25m² per flat to calculate the communal open space. The proposed garden areas have been checked, as well as the useable garden areas where part of some gardens to the rear of the site would include slopes with gradients of 1:2. With the exception of plots 5, 21 and the flats all units would meet the garden area requirements. Plot 21 is 2m² below the requirement, and plot 5 8m² below the requirement. This is partly due to the increase in the depth of the landscape buffer to The Hollies. Both plots are considered to have sufficient space for garden sheds, washing lines, area for sitting out and children's play.
- 7.49 The plots to the rear of the site would have part of their garden as a raised terrace. Discarding the 1:2 slopes to the rear of these gardens as these would not be particularly useable, these gardens would still have an area of at least 100m². The flats however, when the 1:2 slope is discarded, would have 115m² area rather than 150m². Furthermore, the proposed bin and cycle store shed outside the flats would be 3m from a ground floor window to a habitable room which is considered to restrict their outlook. It has been requested that this garden area be reviewed and

the shed moved 90 degrees to back on to the unallocated car parking spaces which would also provide an area of amenity space to the front of the flats. It is considered that there is scope to provide a larger garden area and bin and cycle storage for the flats that do not impact on the outlook of the ground floor flat. If additional information on these matters is not submitted within 5 working days of the Committee meeting conditions will be recommended only for this area of the site for ground levels and garden area.

- 7.50 Policy CS19 of the Core Strategy requires that development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Part of the proposed layout involves some alterations to the existing ground levels within the site and consideration needs to be given to the level of engineering works and their impact on the character of the area. The external levels drawing, sections and street elevations drawing between them show that in general the ground levels within the site will increase to provide level platforms for the development. Most of these changes will be gently graded. The areas that require a greater level of works are to the north west boundaries, part of the east boundary with Primrose Croft, and a small part of the west boundary with The Hollies.
- 7.51 Areas of banking are proposed to the boundary with The Hollies alongside the dwelling of plot 2. This is small area which will not be particularly visible or apparent in the street scene. The banking where the internal road terminates, around the boundary with the flats and along the rear boundary to plots 9 to 12 will not be apparent where it is towards the woodland and gravel boarding to retain soil within the development will be 0.6 metres in height in this location. The Tree Officer and Ecology contact raise no objection to the levels.
- 7.52 It is the case that the banking to the western boundary at the end of the internal road will appear somewhat incongruous, however, this is unavoidable given this would be the point of access into the remainder of the allocated site. The gravel board on the boundary with Primrose Croft would be 0.45m in height to retain the soil to provide the ground levels for plot 17. The change in levels would not otherwise be apparent and the levels between the front of plot 17 to the road would have a gentle incline. In terms of the impact on the wider character of the area and within the plot the engineering works required are considered to be appropriate under policy CS19.
- 7.53 The overall layout of the site and its impact are considered to accord with the development plan with regard to drainage, parking, internal road layout, biodiversity, green infrastructure, quality of life and character of the area, subject to the conditions identified.

8. Conclusion

- 8.1 As the application is for reserved matters the recommendation for approval does not result in a planning permission, which has already been granted with the outline permission. In terms of the reserved matters there are a few matters of under provision, but are not of such impact that there is direct conflict with the development plan. These are the area of open space, the tenure of affordable housing units, some areas of private amenity space, and one first floor window of The Hollies less than 21m from the opposite dwelling. There will also be some impact on Primrose Croft with regard to boundary treatments and the potential for

overlooking were additional windows to be added to the side elevation of plot 17, which can be controlled by condition. Conditions can also be applied on the landscaping within the buffer to The Hollies if it is considered the tree planting would unduly impact light by overshadowing, and for levels and garden area for the flats if additional information is not received. The appearance, scale, landscaping and layout otherwise meets the parameters set at outline and the requirements of policy and guidance of the development plan.

9. Full Recommendation

- 9.1 The Head of Development and Planning be authorised to grant permission subject to conditions.

10. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved drawing numbers and documents:

Received on 5 April 2019

C-3000 Revision C

C-3001 Revision C

C-3005 Revision C

C-3006 Revision C

C-3010 Revision D

C-3011 Revision D

C-3015 Revision C

C-3025 Revision C

C-3030 Revision C

C-3035 Revision C

C-3040 Revision C

C-3041 Revision C

C-3042 Revision C

C-3045 Revision D

C-3050 Revision C

D7438.400

WLC194-1300-001 Revision A

The Environment Partnership Landscape Management and Maintenance Plan
Design and Access Statement

Received on 5 July 2019

C-1020 Revision L

C-1021 Revision L

C-1024 Revision L

D7438.001 Revision 05

D7438.101 Revision 06

D7438.102 Revision 06

D7438.103 Revision 06

D7438.200 Revision 05

D7438.201 Revision 05

D7438.202 Revision 05

D7438.203 Revision 05

D7438.301

174961-03 Revision G

Received 10 July 2019
C-1022 Revision L
C-1023 Revision L

Received 17 July 2019
174961-05 Revision C

Received 18 July 2019
C-3020 Revision D
C-3021 Revision A
C-3030 Revision H

Received on 22 July 2019
D7438.003 Revision 04

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 No development above the foundations of any dwelling shall take place until a schedule of the materials detailing the manufacturer and specifications to be used in the construction of the external surfaces of the dwellings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character in accordance with the National Planning Policy Framework 2019, Policies ADPP1, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the Housing Site Allocations DPD 2006-2026, and Supplementary Planning Document Quality Design 2006.

- 3 Should any unforeseen land contamination be found during the development all relevant works shall cease and details of the contamination and the mitigation measures required, including timescales, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the mitigation measures shall be provided in accordance with the approved details prior to the first occupation of the relevant dwelling(s). Details of compliance with the mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the relevant dwelling(s). Should any land contamination not be found during development confirmation of this shall be submitted to the Local Planning Authority upon completion of the construction of the dwellings hereby permitted.

Reason: To protect the amenity of future occupants in accordance with the National Planning Policy Framework 2019, policy CS14 of the West Berkshire Core Strategy 2006-2026, and policies OVS.6, OVS.7 and OVS.8 of the West Berkshire District Local Plan Saved Policies 2007.

- 4 The drainage pond hereby permitted shall not be brought into use until details of its ongoing maintenance have been submitted to and approved in writing by the Local

Planning Authority. Thereafter the drainage pond shall be maintained in accordance with the approved details.

Reason: To ensure the drainage and surface water flooding for the site is sustainably managed and maintained in accordance with the National Planning Policy Framework 2019, policy CS16 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026 and the Supplementary Guidance Document: Sustainable Drainage Systems 2018.

- 5 No dwelling shall be occupied until details of electric vehicle charging points for each house and communal points for the flats have been submitted and approved in writing by the Local Planning Authority and the electric vehicle charging points have been provided in accordance with the approved details. The details shall provide 7kw chargers for individual dwellings and 22kw chargers for communal areas, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable development in accordance with the National Planning Policy Framework 2019, and policy P1 of the West Berkshire Housing Site Allocations DPD 2006-2026.

- 6 No dwelling shall be occupied until the vehicle parking and/or turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic in accordance with the National Planning Policy Framework 2019, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

- 7 No dwelling shall be occupied until the cycle storage has been provided in accordance with the approved plans.

Reason: To promote cycling by providing convenient and safe bicycle storage in accordance with the National Planning Policy Framework 2019, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

- 8 All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including drawing numbers D7438 -200 Rev 05, 201 Rev 05, 202 Rev 05, 203 Rev 05 received on 5 July 2019 within the first planting season following completion of the construction of the dwellings hereby permitted. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. The landscaping shall be managed and maintained in accordance with the Environmental Partnership Landscape Management and Maintenance Plan received on 5 April 2019.

Reason: To ensure the implementation, management and maintenance of a satisfactory scheme of landscaping in accordance with the objectives of the National Planning Policy Framework 2019 and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows/roof lights/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at first floor level and/or within the roof on the north east side elevations of the dwelling of plot 17 on drawing C-1021 Revision L received on 5 July 2019 hereby permitted, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties and to prevent the overlooking of Primrose Croft in the interests of neighbouring amenity in accordance with the National Planning Policy Framework 2019, Policy CS14 of the West Berkshire Core Strategy 2006-2026, Supplementary Planning Document Quality Design 2006 and Supplementary Planning Guidance 04/2 House Extensions 2004.

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Class E of that Order shall be carried out, on the area of land shown as a buffer to the woodland on parameter plan drawing 2610-A-1200-C to the north of plots 9, 10, 11, 12, 13 and flats 23-28 shown on drawing C-1021 revision L received on 5 July 2019 without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: To protect the woodland and local wildlife area and in the interest of biodiversity in accordance with the National Planning Policy Framework 2019, Policies CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or an order revoking and re-enacting that Order, with or without modification), no fences, gates, walls or other means of enclosure shall be altered or erected of plots 9, 10, 11, 12, 13 and flats 23-28 shown on drawing C-1021 revision L received on 5 July 2019 where it would be on and/or along the edge of the area of land shown as a buffer to the woodland as shown on parameter plan drawing 2610-A-1200-C. No gate or means of access shall be provided from plots 9, 10, 11, 12, 13 and flats 23-28 to the woodland or the area shown as a buffer.

Reason: To protect the woodland and local wildlife areas and in the interest of biodiversity in accordance with the National Planning Policy Framework 2019, Policies CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026.